143.0	0004	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	739,500	/	739,500
USE VALUE:	739,500	/	739,500
ASSESSED:	739,500	/	739,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		COOLIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAMONICA MARTIN E/ETAL
Owner 2:	HEICHLER ELIZABETH
Owner 3:	
Street 1:	32 COOLIDGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LAMONICA MARTIN E -
Owner 2:	HEICHLER ELIZABETH -
Street 1:	32 COOLIDGE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 1375 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	280,300	3,200	456,000	739,500
Total Card	0.115	280,300	3,200	456,000	739,500
Total Parcel	0.115	280,300	3,200	456,000	739,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 537.82 | /Parcel: 537.82

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	92688
GIS Ref	
GIS Ref	
Insp Date	05/18/18

!11098!

PREVIOUS ASSESSMENT

Parcel ID 143.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	280,300	3200	5,000.	456,000	739,500		Year end	12/23/2021
2021	101	FV	271,600	3200	5,000.	456,000	730,800		Year End Roll	12/10/2020
2020	101	FV	271,700	3200	5,000.	456,000	730,900	730,900	Year End Roll	12/18/2019
2019	101	FV	217,500	3200	5,000.	427,500	648,200	648,200	Year End Roll	1/3/2019
2018	101	FV	224,400	3200	5,000.	353,400	581,000	581,000	Year End Roll	12/20/2017
2017	101	FV	224,400	3200	5,000.	324,900	552,500	552,500	Year End Roll	1/3/2017
2016	101	FV	224,400	3200	5,000.	296,400	524,000	524,000	Year End	1/4/2016
2015	101	FV	211,700	3200	5,000.	290,700	505,600	505,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:54:17

LAST REV

Date	Time
05/31/18	09:51:24

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11098

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAMONICA MARTIN	31186-250		3/2/2000	Family	1	No	No		
HAHN WALTER C &	30026-582		4/8/1999		306,000	No	No		
	12291-646		9/20/1972		27,500	No	No		N

USER DEFINED

Prior Id # 1:	92688
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/9/2002	258	Wood Dec	7,000	C				13X14 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2018	Inspected	CC	Chris C
4/24/2018	MEAS&NOTICE	BS	Barbara S
12/4/2008	Meas/Inspect	163	PATRIOT
2/5/2000	Inspected	264	PATRIOT
11/5/1999	Measured	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	456,000	Spl Credit		Total:	456,000

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	2 - Good		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98980206
Adj $ / SQ:	173.710
Other Features:	64500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	344340
Depreciation:	64047
Depreciated Total:	280293

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	7	3	
Totals			
0			

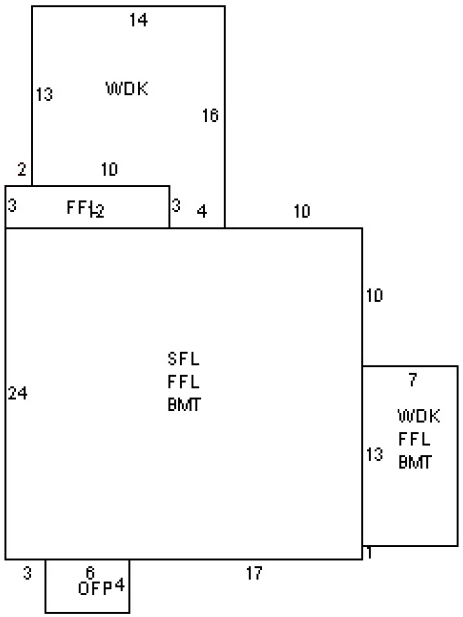
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	173.71
Special Features:	0	Val/Su Net:	116.84
Final Total:	280300	Val/Su SzAd	203.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	751	173.710	130,456
BMT	Basement	715	52.110	37,261
SFL	Second Floor	624	173.710	108,395
WDK	Deck	285	9.410	2,682
OFP	Open Porch	24	43.550	1,045

Net Sketched Area:		2,399	Total:		279,839
Size Ad	1375	Gross Area	2399	FinArea	1375

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X12	F	AV	1925	23.37	T	40	101			3,200			3,200

More:	N	Total Yard Items:	3,200	Total Special Featues:		Total:	3,200

PARCEL ID

143.0-0004-0004.0